161.0	0001	0006.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 833,500 / 833,500
					USE VALUE: 833,500 / 833,500
					ASSESSED: 833,500 / 833,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONLON RICHARD W--ETAL
Owner 2:	CONLON KAREN A
Owner 3:	
Street 1:	23 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,222 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1985, having primarily Clapboard Exterior and 2558 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7222.000	410,100		423,400	833,500
Total Card	0.166	410,100		423,400	833,500
Total Parcel	0.166	410,100		423,400	833,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.84 | /Parcel: 325.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

146069

GIS Ref

GIS Ref

Insp Date

06/06/18

!12567!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0001-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	410,100	0	7,222.	423,400	833,500	833,500	Year End Roll	12/18/2019
2019	101	FV	311,400	0	7,222.	423,400	734,800	734,800	Year End Roll	1/3/2019
2018	101	FV	305,700	0	7,222.	375,000	680,700	680,700	Year End Roll	12/20/2017
2017	101	FV	305,700	0	7,222.	314,500	620,200	620,200	Year End Roll	1/3/2017
2016	101	FV	305,700	0	7,222.	314,500	620,200	620,200	Year End	1/4/2016
2015	101	FV	304,000	0	7,222.	272,200	576,200	576,200	Year End Roll	12/11/2014
2014	101	FV	304,000	0	7,222.	263,100	567,100	567,100	Year End Roll	12/16/2013
2013	101	FV	301,800	0	7,222.	250,400	552,200	552,200		12/13/2012

PRINT

Date	Time
12/11/20	02:38:39

LAST REV

Date	Time
06/29/18	09:48:22

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12567

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16347-3		8/1/1985		213,000	No	No		Y

USER DEFINED

Prior Id # 1:	146069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2012	999	Redo Bat	12,000					
9/6/2011	1082	Redo Kit	10,000					
11/12/2008	1372	New Wind	3,200	C				
6/12/2006	454	Re-Roof	4,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	MEAS&NOTICE	BS	Barbara S
4/30/2012	Info Fm Prmt	MM	Mary M
12/31/2008	Measured	336	PATRIOT
11/1/2000	Hearing Chag	153	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7222		Sq. Ft.	Site		0	70.	0.84	8			Road Co	-5					423,381						423,400	

Total AC/HA: 0.16579 | Total SF/SM: 7222 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 423,381 | Spl Credit | Total: 423,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16622412
Const Adj.:	1.00000000
Adj $ / SQ:	157.440
Other Features:	109397
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	497657
Depreciation:	87588
Depreciated Total:	410070

COMMENTS

PDAS ACCOUNTING OFFICE IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

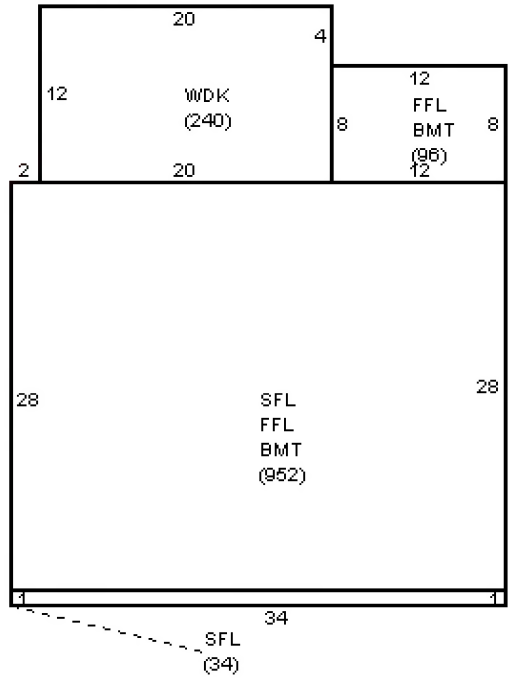
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.44
Special Features:	0	Val/Su Net:	123.45
Final Total:	410100	Val/Su SzAd	201.62

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,048	62.580	65,586
FFL	First Floor	1,048	157.440	164,997
SFL	Second Floor	986	157.440	155,236
WDK	Deck	240	10.170	2,440

Net Sketched Area:	3,322			Total:	388,259
Size Ad	2034	Gross Are	3322	FinArea	2558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0001-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	